

TOWN OF ELMA PLANNING BOARD
1600 Bowen Road, Elma, New York 14059
Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~ June 15, 2021

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, June 15, 2021, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member David Baker
Member James Millard
Member Robert Waver
Member Charles Putzbach
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

*Phyllis Todoro, Town Attorney
Raymond Balcerzak, Asst Building Inspector
James Wyzykiewicz, Town Engineer*

ABSENT:

*Member Michael Cleary
Member Gregory Merkle*

I. Approval of Regular Meeting Minutes from May 18, 2021

Mr. Millard motion to approve the Minutes of the EPB Regular Meeting held on May 18, 2021. Mr. Putzbach 2nd the motion. Motion approved.

II. Site Plan Review for a 49,938-sf market and a 40,241-sf greenhouse @ 3131 Transit Rd for Niagara Produce of Elma

Applicant: Niagara Produce of Elma

Chairman Cirocco noted that this project has previously received final approval. Mr. Michael Metzger from Metzger Engineering returned for reapproved for plans for a market and green house on Transit Rd. for Niagara Produce of Elma. He explained that there had been an error on the plans presented at the previous meeting. The drawings and plans themselves are correct but the square footage of the buildings was incorrectly marked on the plans and supporting paperwork. The correct numbers are 49,938 sf for the market and warehouse and 40,241 sf for the greenhouse for a total square footage of 90,179. He will also be attending the Elma Town Board meeting on June 16, 2021, to get reapproved for their special use permit with the correct numbers. There was discussion about needing to correct the SEQR. It was determined that that would be left to the Elma Town Board since they were the lead agency on the SEQR. Mr. Metzger gave an update on several other contingencies that were on the first approval. The project was approved by the Department of Health, but they are still waiting on approval from the DOT for the 2nd entrance. They had an independent traffic engineer conduct a traffic study. This study did recommend the use of a second driveway. The study was sent to the DOT.

II. Site Plan Review for a 49,938-sf market and a 40,241-sf greenhouse @ 3131 Transit Rd for Niagara Produce of Elma (Continued) Applicant: Niagara Produce of Elma

A motion was made by Thomas Reid and Seconded by Charles Putzbach to give final site plan approval noting the change in square footage to be a total of 90, 179 SF on the plans and all supporting documents, contingent on receiving approval of the Special Use Permit by the Elma Town Board. Yes-6 No-0 Motion Carried.

The applicants were advised that if the DOT does not approve the 2nd curb cut then they must return to have the new plans reviewed and approved by the EPB.

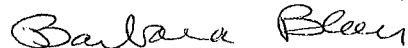
III. Site plan review for a subdivision lot at Valleyview Dr and Hickory Hill Subdivision Applicant: Shawn Johnson

Mr. Shawn Johnson was present seeking approval on a subdivision lot at the corner of Valleyview Dr and Hickory Hill. The approval is to return 80 Valleyview Dr. to the original subdivision properties. 80 Valleyview will be subplot 16 and the vacant lot will again be subplot 15. The house is on subplot 16 and subplot 15 is vacant. The properties were both owned by the applicants' parents who are both deceased. The estate is looking to sell the property as 2 parcels. The property deed shows them as 2 parcels. Subplot 15 is considered a buildable lot as part of the original subdivision, but it does not perk, so a sand filter and approval by the health department will be needed. The town attorney has no concerns. Chairman Cirocco stated that it was unclear what the exception to the property was but was probably the fact that it did not perk. And sand filters were not allowed.

Chairman Cirocco made a motion to approve the site plan for subplot 15 at the corner of Valley view Dr and Hickory Hill. The motion was seconded by Robert Waver. Yes- 6 No-0 Motion carried

IV. Adjourn Motion to adjourn at 7:28pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary